



North Tyneside  
Council

# Briefing Notes

**To:** Secure Sub  
Committee

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**Title of Briefing:** Affordable Homes Programme Update Report

## 1. Executive Summary

The Our North Tyneside Plan was approved at full Council on 23 September 2021 and included a target of delivering 5,000 affordable homes and a commitment to reduce the number of derelict properties in the borough. To meet this ambitious target, Cabinet approved a two-phased delivery approach to the Affordable Homes Programme (AHP) on 21 February 2022.

Phase one of the AHP will see 4,000 affordable homes delivered by 2032 and an indicative programme for delivery is provided in Appendix A. This Phase will be delivered across several workstreams including directly delivered homes by the Authority, tackling derelict properties, and working in partnership with Aurora Affordable Homes and Registered Providers.

This Report provides the sub-committee with an update on the overall progress to deliver 5,000 affordable homes and highlight the work completed in 2023/24.

## 2. Information

### 2.1 AHP Progress Overview

The Affordable Homes Programme (AHP) was approved by Cabinet on the 14 May 2013 and by the end of 2023-2024 will have delivered nearly 2,300 new affordable homes including over 600 new council homes in 10 years. This constitutes a 182% improvement on the ten years prior to the programme starting.

The Cabinet also approved a new five-year Housing Strategy on the 27 March 2023 that outlined plans to Build a Better North Tyneside. To meet the ambitious target of delivering 5,000 affordable homes, Cabinet, in February 2022, approved a two-phase approach to delivering the AHP. This approach included firm plans for the delivery of Phase One that will achieve the delivery of 4,000 homes by 2032 and identified workstreams that would be explored to deliver the additional 1,000 homes in Phase Two.

## 2.2 2023/24 Overview

The Affordable Homes Programme has delivered 105 affordable homes in 2023-24 and is forecasting to deliver a further 11 homes in Q4 bringing the total to 116. This figure is below the planned 187 as a result in a significant slowdown of activity by developers on the larger sites. Construction has started on the majority of the 71 homes that will not be delivered by April 2024, and we expect these to be delivered in 2024-25. A list of affordable homes delivered in 2023-24 can be found in Appendix A.

## 3. 2023-24 Programme Detail

### 3.1 New Council Housing

The Authority has continued to prioritise building new homes and has undertaken the following work in 2023/24:

**Blackhill Avenue & Belshill Close, Battle Hill** – The second phase of HUSK properties at underused garage sites in Blackhill Avenue and Bellshill Close, Battle Hill are now complete with nine new affordable bungalows developed.

**Conversion of recreation rooms** – Work is ongoing converting six former Recreation Rooms. Works on bungalows at Richmond Gardens, Lynholm Grove, and Holystone Drive have now been completed. The remaining properties at Forest Hall Drive, Elizabeth Drive, and Morpeth Avenue will be complete in 2024/25.

**Acquiring Homes for temporary accommodation** – Two homes have been acquired for the use of temporary accommodation for people presenting as homeless. The homes are managed within the Housing Revenue Account and are used as dispersed properties.

**Brownfield Housing Fund** – The Authority has successfully bid for £1.4m of Brownfield Housing Funding to unlock 67 affordable new homes in Wallsend and Longbenton. The money will be used to remediate land on three derelict sites that have been attracting

anti-social behaviour. Sites of the former Rosehill Social Club and Parkside House were purchased with plans to demolish the existing buildings in progress.

**Former West Farm Public House, Killingworth** – A planning application for 22 new Council homes was approved in 2023/24 on the former pub site in Killingworth that was purchased by the Authority. Procurement of a contractor is well advanced with work expected to begin on site in the Summer of 2024.

**Former Children's Home, Wellington Avenue** – Following a successful Compulsory Purchase Order, the Authority took control of a former Childrens home in Wellington Avenue on the Wellfield Estate. The property is currently being refurbished into new affordable homes with work due to be complete in the next few months.

### 3.2 Aurora Affordable Homes

The Authority's wholly owned subsidiary company, Aurora Affordable Homes, currently owns 111 properties with a further 6 in the purchasing process. This will take the company's stock number to 117.

The Company has continued to work with the Adults and Childrens Care teams and now provides specialist accommodation for 14 individuals reducing care costs for the Authority.

### 3.3 Tackling Empty and Derelict Properties

The refurbishment of two, 2-bed flats has been completed in North Shields. Formal offers remain on the table for a further three homeowners to refurbish their empty properties through the Lease and Repair scheme. One of those properties will be escalated for Empty Dwelling Management Orders (EDMO) action in addition to the two properties in North Shields and Camperdown which have been served notification of the authority's intention to pursue and EDMO.

Work is also underway to demolish a long-term empty property on Seymour Street in North Shields. The property was acquired by the Authority to help regenerate the area and remove the risk to residents due to the property attracting significant anti-social behaviour.

A new Private Sector Housing Improvement Plan has been developed and was approved by Cabinet on the 18 March 2024. The plan outlines a range of interventions to drive up standards across the private rented sector, including an innovative purchase and repair solution targeting Wallsend Town Centre, a new leasing scheme and a revamped landlord forum.

#### 3.4 Private Developers

Thirty-seven affordable homes have been delivered by private developers so far this year. It is forecast that a further 11 new affordable homes will be delivered through planning obligations in 2023/24.

#### 3.5 Registered Providers

Bernicia completed the acquisition of 4 additional affordable homes at Howdon Green, Willington Quay, at the end of December. All 4 homes are currently in the process of being allocated.

Places for People have submitted planning permission for the Phase 3 development of Smith's Dock. This phase will see 136 properties offered as affordable homes (82 shared ownership and 54 affordable rented homes which is significantly higher than the original 30 affordable homes that was planned. The additional 106 windfall affordable homes that will contribute towards phase two of the affordable homes programme.

Following the completion of the sale of the former Unicorn House site in North Shields to Karbon Homes, work has begun to deliver the scheme that will provide 28 new affordable homes in North Shields town centre.

## Appendix A – Phase One Affordable Homes Programme- 2014/32

Developer	2014- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	Total
Council Housing	587	20	4	73	70	20	25	64	10	10	883
Registered / Care Providers	575	21	142	50	104	10	10	3	-	-	915
Private Developers	831	48	82	120	140	140	132	128	125	125	1,871
Aurora Homes	87	24	28	20	20	20	20	-	-	-	219
Empty Homes	51	3	11	7	7	7	7	7	6	6	112
<b>Total</b>	<b>2,131</b>	<b>116</b>	<b>267</b>	<b>270</b>	<b>341</b>	<b>197</b>	<b>194</b>	<b>202</b>	<b>141</b>	<b>141</b>	4,000
<b>Cumulative Total</b>	<b>2,131</b>	<b>2,247</b>	<b>2,514</b>	<b>2,784</b>	<b>3,125</b>	<b>3,322</b>	<b>3,516</b>	<b>3,718</b>	<b>3,859</b>	<b>4,000</b>	

**Appendix B – Phase One Delivery Programme – 2023/24**

DEVELOPMENT	DELIVERY METHOD	HOMES
Land to The West of Station Road North and Land South of East Benton Farm Cottages	Private Developers	20 (16 complete)
Land Adjacent To, Rake House Farm, Rake Lane	Private Developers	20 (16 complete)
Howdon Green, Willington Quay	Private Developers	5 complete
Land East of Salters Lane	Private Developers	3
Husk (Blackhill Ave & Belshill Close)	Council Housing	9 complete
Recreation Rooms 12A Lynholm Grove	Council Housing	1 complete
Recreation Rooms Richmond Gardens	Council Housing	1 complete
Holystone Drive, Holystone	Council Housing	1 complete
M.O.D Properties	Council Housing	6 complete
Coquet Avenue, Whitley Bay	Registered / Care Providers	17 complete
Howdon Green	Registered / Care Providers	4 complete
TBA	Empty Homes Various	3 complete
TEA properties	Council Housing	2 complete
TBA	Aurora Affordable Homes Various	24 acquired
<b>Total (forecast for 31 March 2024)</b>		<b>116</b>